

ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
JANUARY 18, 2011
MINUTES

The meeting was called to order by Susan Lawrence at 8:00 P.M. in Room 213 of the Darien Town Hall.

MEMBERS PRESENT: Brown, Castell, Gadsen, Greene, Groppa, Hughes, Lawrence, Macdonald

STAFF PRESENT: Keating

1. ARB #47-2010

Christopher and Margaret Stefanoni
4 Pheasant Run/Tokeneke Road, R-1 Zone
Proposing a 30 unit residential building for seniors

Michael Stein of Stein Troost Architecture presented proposed materials for the property. The proposed materials include vinyl siding in a light tan to resemble natural wood. The trim will be white. The standing seam roof will be gun metal steel in color.

The ARB felt the windows should be taller and suggested 5' double hung windows. The Board was not satisfied with the building design or the material colors. Mr. Stein said he would return with other alternatives at a future meeting.

2. ARB #1-2011

Urstadt Biddle Properties
25 Old King's Highway North
Steve Demasko's Self Defense Studio, Kung-Fu Karate
Proposing a hanging sign and an integrated façade sign for unified conformity in Goodwives Shopping Plaza

Ray McClelland of A to Z Signs in Norwalk proposed two signs for the new business. The first will be a double sided hanging sign. The existing bracket will be used for the new sign. The hanging sign will project from the front wall and will be under the roof that covers the sidewalk. The design of the hanging sign was approved.

The second sign will be the front wall sign but will be hung at the outside edge of the roof covering the sidewalk. It will be placed on the existing board for conformity with the shopping center. The letters will be laser cut acrylic affixed to the sign with a digitally printed logo. The colors are yellow, orange and black.

The proposed signage of the storefront does not conform to regulations for a wall sign because the area is too great and the logo would be too tall. Suggestions from ARB include reducing the letter and logo size to conform to regulations. Other possibilities include using the logo in the window instead of on the sign or alternatively using the dragon logo alone without the script that is incorporated within the logo (which would reduce the height of the logo and reduce the overall size of the sign). Mr. McClelland will discuss the situation with his client and will probably submit revised plans. If the revisions comply with the Regulations and the ARB suggestions, then the revised plans could be approved by staff without the applicant having to return at a future meeting.

3. ARB #2-2011

St. Luke's Episcopal Church

1848 Boston Post Road, R-1 and R-1/2 Zones

New Thomas House Youth and Community Center

Proposing a new building of approximately 4000 square feet on a single floor.

Sam Fuller, Project Manager; Gary Chase, Mark Finlay Architects; and Atty. Wilder Gleason of Gleason and Assoc. represented St. Luke's Church. They presented a redesign of the previously approved Thomas House Youth and Community Center. The site plan for the new structure shows a 77.7 ft. setback. The ridge height is 31'. It will be one story of 4750 sq. ft. A cathedral ceiling in the two main activity rooms will have a cupola/church spire to bring natural light into the room.

The new materials will match the Franklin House which serves the administration of St. Luke's Church. These include natural fieldstone, stained cedar shingles and an asphalt roof to resemble slate. The cedar will be painted the same gray as the Franklin House with white trim and copper gutters.

ARB suggested the returns on the new structure should be the same scale as on the Franklin House.

The project was approved in concept. After the other Town approvals are obtained and when the church building committee makes final decisions about the materials and colors, they will return to the ARB.

OTHER BUSINESS:

David Genovese presented for discussion signage and lighting proposals for the property at 17 Old King's Highway South.

He would like to install up lighting to emphasize the exterior architectural details of the building. His plans include two up lights onto the tower and two wall grazers on the ground. All ARB members felt that the lighting scheme was too intense and would not be acceptable. Some indicated that the building did not need or warrant exterior lighting. Others felt that a much more subtle lighting plan would be appropriate.

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Mr. Genovese offered to have a mock up of the proposed lighting before permanent installation occurs.

The discussion also included signage for the building. Mr. Genovese proposed a simple brick monument sign to the right of the entrance. The sign would be lit with soft lighting. Five tenants would be listed on the monument sign. ARB also suggested a painted wooden sign with carved letters instead of the brick monument.

Since no formal application for lighting or signage was submitted, no action was taken.

Mr. Genovese also discussed a temporary sign at Café d'Azur, 980 Boston Post Road. He would like to install a blade sign for the restaurant as well as blade signs for other businesses on the Boston Post Road. He will submit formal applications in the future. Mr. Genovese will return with a comprehensive sign plan for Café d'Azur and the other tenants within the same building.

Respectfully submitted,.

Cherie Greene